

North Grosvenordale 06255

ZIP code · CT · Connecticut > Northeastern Connecticut

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-17.2%

1-YR CHANGE

50

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



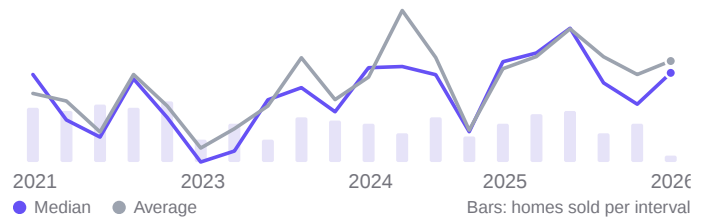
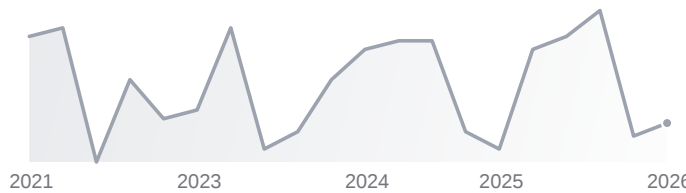
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$345K · Average \$362K

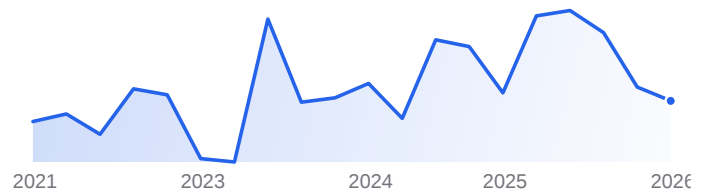
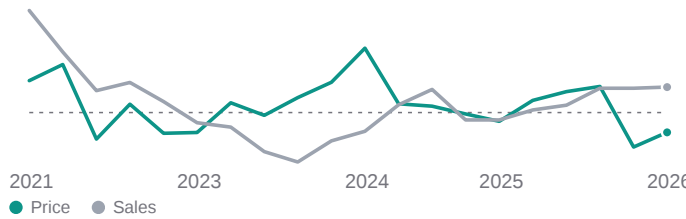


Growth (year over year)

Price -17.2% · Sales +22.0%

Price per square foot

\$200/ft²

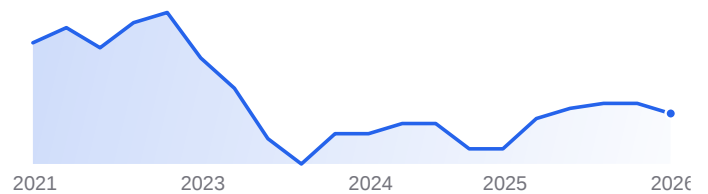


Sale premium vs estimated value

-27.0%

Annual turnover (share of homes sold)

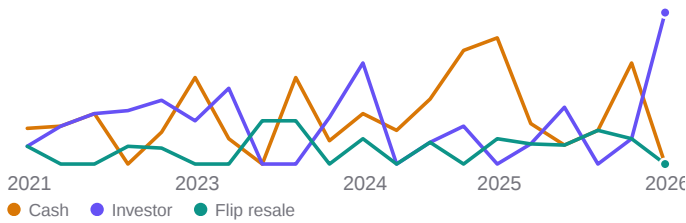
3.0%



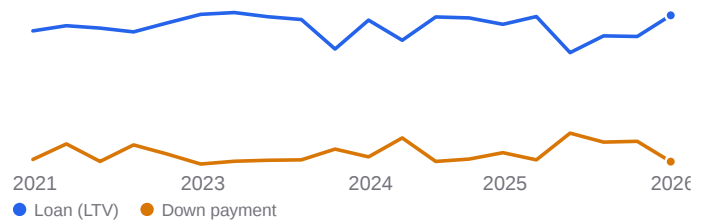
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



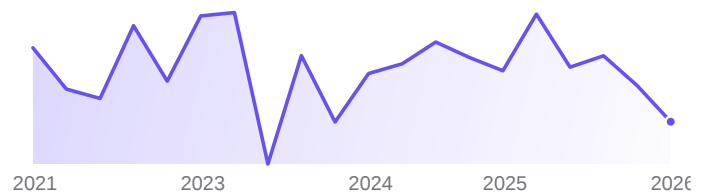
Sellers who sold at a gain

100%



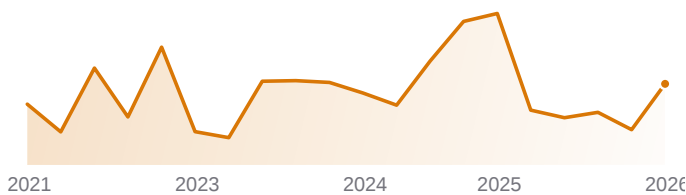
Typical hold before selling

5.9 yrs



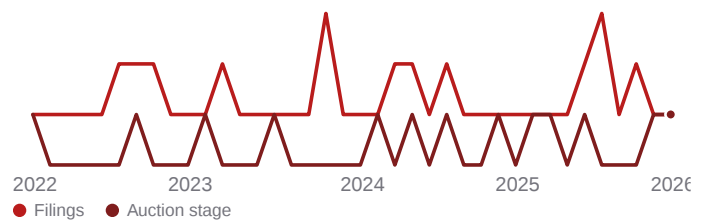
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,640
Median value (AVM)	\$374K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1968
Single family	86%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.3%
Owner occupied	75%
Company owned	5.5%
Median loan-to-value	42%

Typical ownership tenure

21.9 yrs

COMMUNITY

Population	5,314
Density	222 / mi ²
Median household income	\$88K
Average household income	\$102K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	5.7%
Unemployment	0.9%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.